131.0	0003	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,114,400	/	1,114,400
USE VALUE:	1,114,400	/	1,114,400
ASSESSED:	1,114,400	/	1,114,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		NORFOLK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WOOD ELIZABETH R
Owner 2:	
Owner 3:	
Street 1:	50 NORFOLK ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TIMMINS PHYLLIS A -
Owner 2:	-
Street 1:	23 MC ADAMS ROAD
Twn/City:	FRAMINGHAM
St/Prov:	MA Cntry:
Postal:	01701

NARRATIVE DESCRIPTION

This parcel contains .188 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1911, having primarily Wood Shingle Exterior and 2383 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8180.000	515,500		598,900	1,114,400
Total Card	0.188	515,500		598,900	1,114,400
Total Parcel	0.188	515,500		598,900	1,114,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 467.73 | /Parcel: 467.73

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 84492

GIS Ref

GIS Ref

Insp Date 08/30/17

!10259!

PREVIOUS ASSESSMENT

Parcel ID: 131.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	515,500	0	8,180.	598,900	1,114,400		Year end	12/23/2021
2021	101	FV	501,200	0	8,180.	598,900	1,100,100		Year End Roll	12/10/2020
2020	101	FV	500,900	0	8,180.	598,900	1,099,800	1,099,800	Year End Roll	12/18/2019
2019	101	FV	375,200	0	8,180.	632,100	1,007,300	1,007,300	Year End Roll	1/3/2019
2018	101	FV	373,800	0	8,180.	465,800	839,600	839,600	Year End Roll	12/20/2017
2017	101	FV	373,800	0	8,180.	445,800	819,600	819,600	Year End Roll	1/3/2017
2016	101	FV	373,800	0	8,180.	412,500	786,300	786,300	Year End	1/4/2016
2015	101	FV	354,200	0	8,180.	346,000	700,200	700,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:23:48

LAST REV

Date	Time
09/06/18	16:50:01
danam	

PAT ACCT. 10259

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TIMMINS PHYLLIS	30932-431		12/6/1999		350,000	No	No		
	10824-51		5/3/1965			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/16/2018	975	Addition	155,000	O				
3/27/2018	320	Redo Bat	30,000	C				
1/12/2017	45	Re-Roof	27,000	C				
10/16/2000	841	Addition	183,000	O				2 STORY REAR ADDIT

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2017	Missed Appt.	PH	Patrick H
8/30/2017	MEAS&NOTICE	HS	Hanne S
4/11/2009	Inspected	345	PATRIOT
2/9/2009	Measured	372	PATRIOT
11/2/1999	Meas/Inspect	243	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	84492
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8180		Sq. Ft.	Site		0	90.	0.81	10									598,862						598,900	

Total AC/HA:	0.18779	Total SF/SM:	8180	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	598,862	Spl Credit		Total:	598,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.12856698
Const Adj.:	1.01989794
Adj $ / SQ:	155.388
Other Features:	118086
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	633260
Depreciation:	117786
Depreciated Total:	515474

COMMENTS

bsmt sink.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M

Totals		
1	8	4

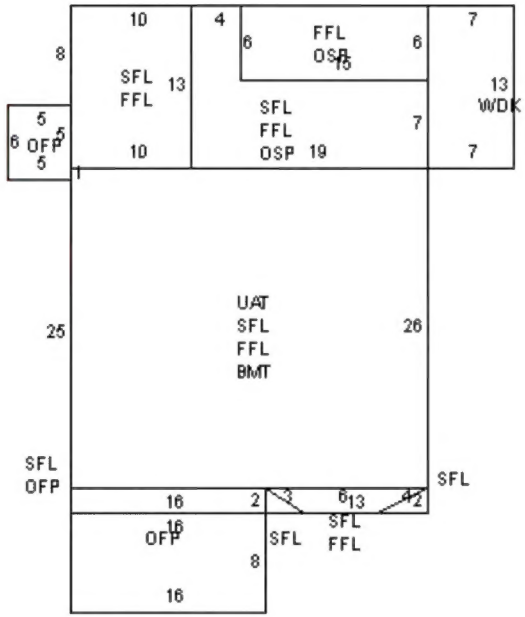
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	188.02
Special Features:	0	Val/Su Net:	140.65
Final Total:	515500	Val/Su SzAd	234.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,150	155.390	178,696
SFL	Second Floor	1,044	155.390	162,233
BMT	Basement	754	46.620	35,149
OSP	Screen Porch	247	26.010	6,423
OFP	Open Porch	190	25.690	4,880
UAT	Upper Attic	189	87.020	16,403
WDK	Deck	91	16.320	1,485

	Net Sketched Area:	3,665	Total:	405,269	
Size Ad	2194.0499	Gross Area	4285	FinArea	2383

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				
UAT	100	FLA	100	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

131.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	